

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

REGULAR MEETING MINUTES

June 27, 2006

7:00 P.M.

1.CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:00 p.m.

2.ROLL CALL

Members Present: Boardmember Richardson, Boardmember Wrublik, Boardmember Kempiaik, Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley and Alternate Boardmember Stafford took Boardmember Jimenez' seat in his absence.

Members Absent: Boardmember Jimenez.

Departments Present: Town Attorney Chris Schmalz, Town Clerk Linda Garrison, Community Development Director Bob Bushfield, Assistant Fire Chief Bob Costello.

4.APPROVAL OF MINUTES FROM JUNE 13, 2006 REGULAR MEETING

A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the June 13, 2006 Regular Development Board Meeting Minutes with the correction of Vice Chairman Zwerg's title from Vice Mayor, and the Sienna Hills Project listed number of acres to 386, and 975 units. Motion passed unanimously.

6.NEW BUSINESS

6A.Sun Valley Parkway Assemblage Annexation A06-05

Michael Fa of Monte Crystal of Scottsdale was available to answer the Board's questions. A motion was made by Boardmember Hawley and seconded by Boardmember Stafford to approve the annexation of 27.6± acres from Maricopa County to the Town of Buckeye, located along the west side of Sun Valley Parkway, between McDowell Road and Roosevelt Street. Motion passed unanimously.

6B. Sun Valley Parkway Assemblage Annexation A06-06

A motion was made by Boardmember Wrublik and seconded by Boardmember Kempiaik to approve the annexation of 28.9± acres from Maricopa County to the Town of Buckeye, located along the west side of Sun Valley Parkway, between Washington Street and Roosevelt Street. Motion passed unanimously.

6C. Rooks Road Development Minor General Plan Amendment GPA05-08

Bill Allison of Gallagher and Kennedy was available to answer the Board's questions. A public hearing was opened at 7:10p.m. to hear citizen input on the proposed General Plan Amendment. Their being no comment from the public the hearing was closed at 7:11 p.m. Developers are aware of the possibility of Hazen Road being realigned. In the future, and are also working with the School District. A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve a minor amendment to the Town of Buckeye's General Plan on 42± acres from Agricultural/Rural Residential (AG/RR) to Single Family residential, located at the northeast corner of Hazen Road and Rooks Road. Motion passed unanimously.

6D. RZ05-31 Rooks Road Development Rezoning

A motion was made by Boardmember Wrublik and seconded by Boardmember Richardson to approve the rezoning of 42± acres from Rural Residential (RR) to Planned Residential (PR), located at the northeast corner of Hazen Road and Rooks Road with all stipulations. Motion passed unanimously.

6E. Triyar Management Rezoning RZ05-40

Denise Lacey of RBF Consulting showed a Powerpoint Presentation. A public hearing was opened at 7:16 p.m. to hear citizen input on the proposed rezoning. Their being no comment from the public the hearing was closed at 7:16 p.m. Town Attorney Chris Schmalz noted that the staff report reflect that the appropriate notices were made, and that the rezoning is from Rural Residential to Planned Residential. A motion was made by Boardmember Hawley and seconded by Boardmember Stafford to approve the rezoning of 21.47± acres from Maricopa County to the Town of Buckeye, located North of Southern Avenue and 1200± feet east of Rooks Road. Motion passed unanimously.

6F. Bentrige Estates Rezoning RZ06-01

A motion was made by Boardmember Kempiaik and seconded by Boardmember Wrublik to continue the approval of the rezoning of 63.5± acres from Rural Residential (RR) to Planned Residential (PR) located on the southeast corner of Lower Buckeye Road and Watson Road south of the Power Line Easement due to missing staff report pages. Motion passed unanimously.

6G. Cotton Pickin' General Plan Amendment(m)GPA05-09

A public hearing was opened at 7:32 p.m. to hear citizen input on the proposed General Plan Amendment. There being no public comment the hearing was closed at 7:32 p.m. A motion was made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve Motion to approve the amendment to the general plan on 19.97± acres from Agricultural/Rural Residential to General Commercial located on the southeast corner of MC85 and Watson Road. Motion passed unanimously.

6H. Cotton Pickin' Rezoning RZ05-34

A public hearing was opened at 7:33 p.m. to hear citizen input on the proposed rezoning. There being no public comment the hearing was closed at 7:33 p.m. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Stafford to approve the rezoning for 19.97± acres from Rural Residential (RR) to Commercial Center (CC) located on the southeast corner of MC85 and Watson Road. Motion passed unanimously.

6I. 401 East Jackson-Remodel SP06-06

A public hearing was opened at 7:36 p.m. to hear citizen input on the proposed remodel. There being no comment from the public the hearing was closed at 7:36 p.m. This remodel will include fire sprinklers and has recently changed ownership. A motion was made by Boardmember Kempiaik and seconded by Boardmember Wrublik to approve the site plan for a downtown office building that will be located at the southeast corner of Jackson Avenue and 4th Street with all stipulations. Motion passed unanimously.

6J. Verrado, Preliminary Plat for Parcels 2.301, 2.302, and 2.304 through 2.308. PP06-14

Kurt Jones reviewed the Poewerpoint presentation and was available to answer the Board's questions. Proper notification was made to surrounding property owners. A public hearing was opened at 7:45 p.m. to hear citizen input on the proposed preliminary plat. There being no public comment the hearing was closed at 7:45 p.m. A motion was made Vice Chiarmen Zwerg and seconded by Boardmember Stafford to approve the preliminary plat with 159 lots and 43 tracts on 25± acres for Parcels 2.301, 2.302, and 2.304 through 2.308, generally located north of Delaney drive and east of Verrado Way in the Verrado Master Planned Community, within Phase 3 South with all stipulations. Motion passed unanimously.

7. COMMENTS FROM THE PUBLIC

None

8.REPORTS FROM STAFF

- 2005 Census Survey showed 25,406, probably to 30,000 now.
- Monthly report reviewed.
- Housing market soft due to interest rates.
- Revenues up for the Development Department.
- Staff added last inspector position and still short one Permit Assistant
- Planning is managing 300 active projects.
- New Annexation Process Guidelines finished.

9. COMMENTS FROM THE DEVELOPMENT BOARD

Boardmember Richardson-None

Boardmember Wrublik-None

Boardmember Kempiaik-None

Chairperson Napolitano-Invited along with Council to preview Sun City Festival if Town will make travel arrangements and post this event.

Vice Chairman Zwerg-None

Boardmember Hawley-None

Boardmember Jimenez-Absent

Alternate Boardmember Stafford-None

10.ADJOURNMENT

A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to adjourn the Regular Development Board Meeting at 7:58 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 27th day of May 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk